Stutsman County Equalization Meeting

June 7, 2011

The Stutsman County Commission meeting was called to order June 7, 2011 at 2:55 p.m. by Commission Chairman Klose. Roll call was answered by Dennis Ova, Dale Marks, Dave Schwartz, Craig Neys and Mark T Klose.

Jim Fettig requested permission to take closet space on the main floor of the courthouse and make it into office. Motion was made by Schwartz, seconded by Marks to proceed with the remodeling. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

The County Commission meeting was recessed at 3:01 p.m.

The Stutsman County Board of Equalization meeting was called to order at 3:05 p.m. Roll call was answered by Dennis Ova, Dale Marks, Dave Schwartz, Craig Neys and Mark T Klose. Also present were Noel Johnson, Stutsman County Auditor, Toni Hible Tax Director and Darrell Wollan, Jamestown City Assessor.

A tax abatement request for 2010 submitted by Mr. Cox on property he purchased from Stutsman County described as E1/2 Lot 9 and all Lots 10, & 11 Block 3 Kelley and Fuller's Second Addition to the City of Jamestown was reviewed. Darrell Wollan, Jamestown City Assessor stated that the City had denied the abatement request because Mr. Cox was contacted and did not respond to allow the City Assessor in to do an inspection. The County also contacted Mr. Cox by letter to request permission to do interior inspection, Mr. Cox did not respond. Motion to deny the abatement request was made by Neys, seconded by Ova. Roll call vote-Ova, Marks, Schwartz, Neys and Klose all voted aye.

Clarice Liechty presented information to the board to request they deny the property tax exemption issued by the City of Jamestown to Prairie Hill's Apartments (Brown Bear Property's) and deny the payment in lieu of taxes also granted by the City of Jamestown. The issue of when construction starts is a very gray area for the State. The State Statute is silent on when construction begins. Noel Johnson stated that the county policy has been to grant the exemption to those projects where above ground construction has not begun. Motion to take no action was made by Ova, seconded by Marks. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

Darrell Wollan, Jamestown City Assessor, reviewed the sales ratio study for the City of Jamestown. The sales ratio for residential property came in at 96.8% and 99.1% for commercial property. The ratios were within state tolerance so no across the board adjustment to the values in commercial and residential property was required.

No changes were made in the City of Jamestown by the County Board of Equalization.

Dennis Behm questioned value on the NE1/4 north of the railroad tracks in Section-2 Township 139 North Range 69 West, St. Paul Township. Mr. Behm stated the value was $35 per acre higher than on the south side. He went to the St. Paul Township Equalization meeting and no action was taken. Noel Johnson explained that the soils information is being worked on and will be implemented next year and would take care of this issue. Mr. Behm was satisfied that it would be taken care of at that time. A motion to deny the request was made by Neys, seconded by Schwartz. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

Arlen Hillius requested a valuation reduction on S1/2 Section 29, S1/2 Section 32 and E1/2 Section 33 all in Township 139 North Range 68 West, Chicago Township. Noel Johnson explained that the soils information is being worked on and will be implemented next year and would take care of this issue. A motion to deny the request was made by Schwartz, seconded by Neys. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

The following assessment changes were presented for placement on 2011 tax values. All owners had been notified of increases.

PARCEL #	PROPERTY OWNER	2011 VALUE	2010 VALUE
70-9900070	HARVEST STATES COOPERATIVE	76,600	61,800
88-1100110	WICK, CANDYCE	21,400	15,900
88-9900020	WOODWORTH FARMERS GRAIN CO	753,700	552,000

03-1710000	NANNENGA, DONNA	65,900	65,000
03-1720000	NANNENGA, DONNA	70,300	67,600
03-3812032	JAMESTOWN LODGE #6 (MASONIC)	151,800	0
05-4100020	SCHMEICHEL BROTHERS-MH	19,100	67,500
18-3144030	SPEIDEL, JAMES & JOY	270,200	99,000
18-9800100	KIRKBY, BENJAMIN & BRENDA	183,500	142,000
22-2512021	GRESHIK, JAMES & DANELLE	129,300	900
35-0322012	SCHMEICHEL BROTHERS- Agri-Cover	4,693,800	1,750,000
36-2422020	BARNICK, LINDA	4,100	51,700
43-2343033	MAZUR, JOHN & JILL	88,400	3,400
47-2611000	KRAPP, OREN	70,900	18,100
51-1014040	MEIKLE, JEFFREY	47,200	31,300
51-2223000	CARGILL INC	40,514,200	33,569,300
60-2241011	SCHAFFER, JAMES & DIANNE	28,100	3,100
63-3622000	CHESTERMAN COMMUNICATIONS	209,300	67,300
63-3630000	ORR, DARRON & TROY	157,850	138,900

A motion to approve the assessment changes was made by Schwartz, seconded by Ova. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

Noel Johnson recommended no changes to the Unorganized Townships, Chase Lake and Roosevelt. Ova made a motion to accept Chase Lake and Roosevelt Townships as presented, seconded by Schwartz. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

Residential structures in Montpelier Township were reviewed. The local assessor had raised all the residential structures. At the Local Township Equalization Meeting the Montpelier Township Board made and passed a motion to reject the increase and change all residential structures back to the previous 2010 value. A motion to increase all residential structures in Montpelier Township by 15% was made by Schwartz, seconded by Ova. Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

PARCEL #	2011 TOTAL RES VALUE
36-0134033	67,700
36-0822020	21,100
36-0914044	89,000
36-1112000	42,200
36-1144014	125,700
36-1311010	35,000
36-1411010	52,000
36-1441011	46,400
36-1644031	76,400
36-1732030	52,000
36-1844000	25,700
36-2422020	1,500
36-2822012	23,600
36-3032020	29,600
36-3330000	26,600
36-3534041	64,700

Noel Johnson reviewed the 2010 statistical studies for residential and commercial property outside the city limits of Jamestown, the sales ratio studies indicated that residential values were within the tolerance level. Commercial values were within the limits also.

Johnson explained the agricultural valuation formula. He recommended increasing ag land values by 9% in all townships and cities. Neys made a motion seconded by Schwartz to increase ag land values

in all townships and cities by 9%, Roll call vote-Ova, Marks, Schwartz, Neys and Klose voted aye.

Ova made a motion to adjourn, seconded by Commissioner Neys. At 4:41 p.m. the 2011 County Equalization meeting was adjourned.

ATTEST:

Linda Chadduck	Mark Klose
Deputy Auditor	Commission Chairman